

Tenant Incentive: One Year Free Rent!



Accelerating success.



For Lease

Inquire  
MG + Utilities

Contact us:

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## 1010 Court Street Downtown San Luis Obispo

Class A Professional Office Suite  
± 5,200 SF

### Property Summary

Premium Court Street office space located in the former Giuseppe’s restaurant space, in one of Downtown San Luis Obispo’s liveliest districts. Suite shall be delivered in raw, warm shell condition with a \$75/SF tenant improvement allowance, for tenant to buildout the suite to their specifications. Fantastic indoor/outdoor suite on the corner of Court and Monterey Streets. Access to convenient parking, and the Downtown public transportation center. Just steps away from the City’s finest retail, restaurants, entertainment and City and County government offices.

Size	± 5,200 SF
Rate	Inquire, Modified Gross + Utilities
Exposure	± 9,518 AADT on Higuera Street
Property Type	O (Office) with retail presence
Condition	Suite to be delivered in a warm, raw shell condition with \$70/SF tenant improvement allowance
Location	Downtown San Luis Obispo

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# Potential Floorplan



Current Finishes



Current Finishes

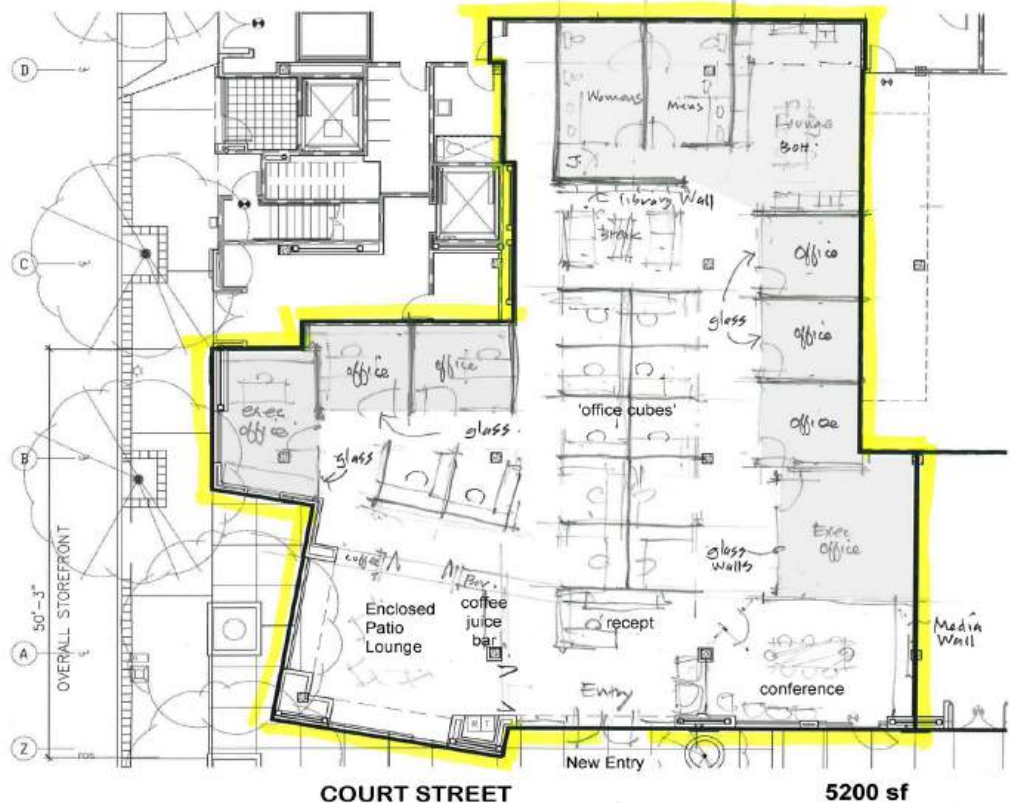


Potential Finishes



Potential Finishes

▼ Potential Office Layout



\* Floor plan not to scale and approximate.

Size	± 5,200 SF
Exposure	± 9,518 AADT on Higuera Street
Daytime Population	100,000
Property Type	O (Office) with retail presence
Minimum Lease	Three Years
Condition	Suite to be delivered in a warm, raw shell condition with \$70/SF tenant improvement allowance

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# Property Gallery



Entrance



Neighboring Tenants



Neighboring Tenants



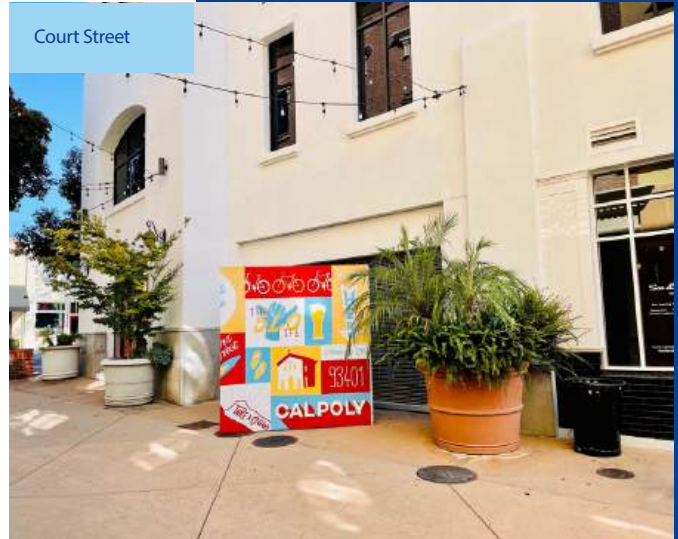
Neighboring Tenants

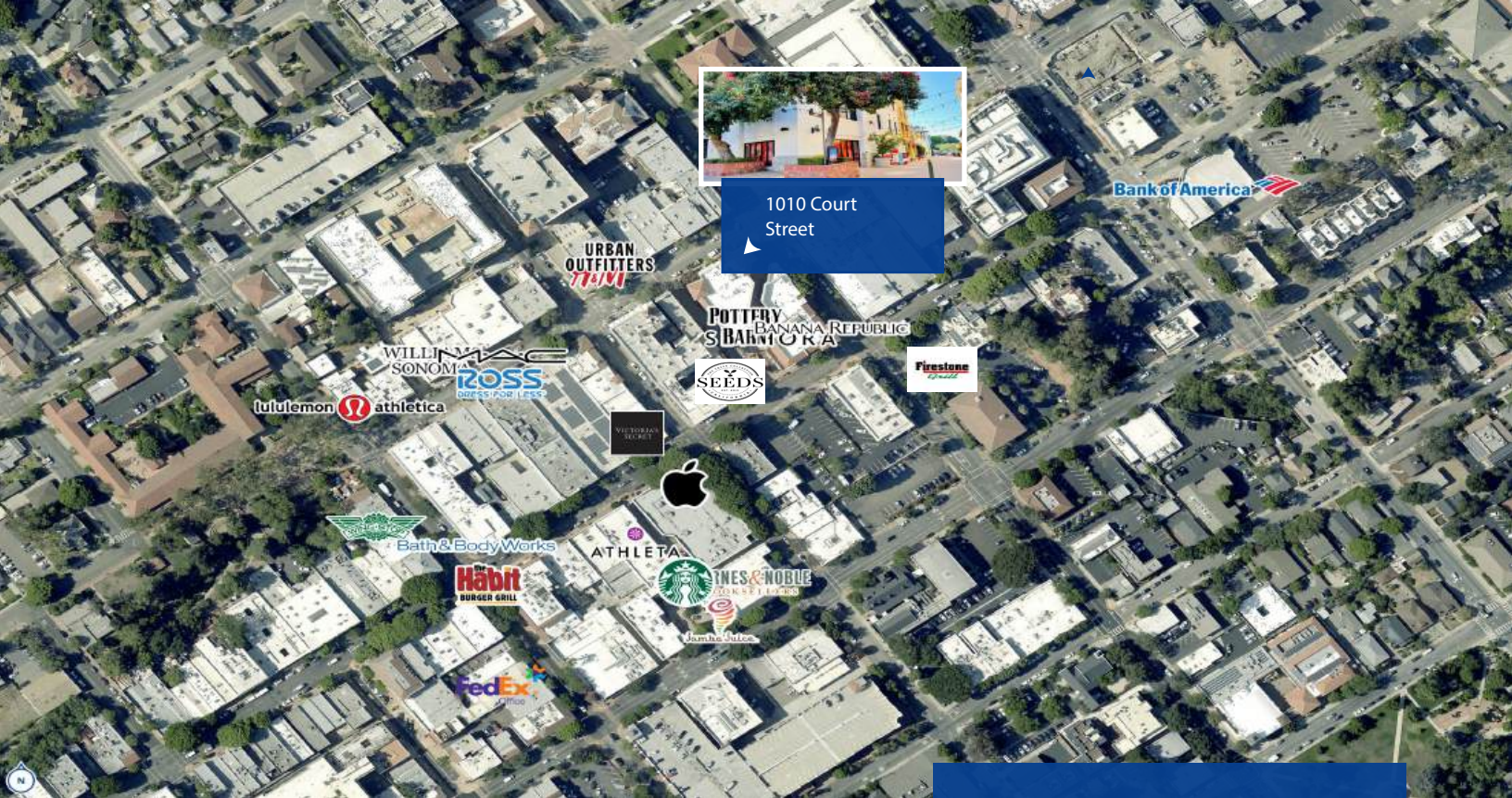


Neighboring Tenants



Court Street





1010 Court Street

Bank of America

URBAN OUTFITTERS

POTTERY BARN BANANA REPUBLIC

WILLIAMS SONOMA

lululemon athletica

ROSS DRESS FOR LESS

SEEDS

Firestone

VETERINARY SOCIETY



Bath & Body Works

ATHLETA

Habit BURGER GRILL

STARBUCKS

FINES & NOBUE

Jamba Juice

FedEx



Demographics by Drive Times (1/5/10 Minutes from Subject)

Distance >	1 Minute Drive Time		5 Minute Drive Time		10 Minute Drive Time	
	Current (2021)	Forecast (2026)	Current (2021)	Forecast (2026)	Current (2021)	Forecast (2026)
Population	15,852	16,293	60,918	62,509	79,673	81,640
Households	7,201	7,393	21,116	21,778	29,383	30,207
Families	2,014	2,068	8,650	8,925	13,694	14,056
Avg. HH Size	2.16	2.16	2.33	2.33	2.31	2.31
Owner Occupied	2,130	2,172	9,984	10,294	15,733	16,188
Renter Occupied	5,072	5,220	11,132	11,483	13,650	14,019
Median Age	26.2	26.8	28.1	28.9	32.9	34.5
Median HH Income	\$46,795	\$53,203	\$59,676	\$68,494	\$67,622	\$78,832
Avg HH Income	\$74,371	\$84,116	\$91,269	\$102,713	\$99,652	\$112,616

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<sup>1</sup> Footnote: Data sourced from U.S. Census Bureau, Census Summary File 1. Current and 5 year projections as recorded by ESRI forecast data.